



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MAY 24, 2004

U1.2.
ITEM NUMBER

SUBJECT: PLANNING APPLICATION PA-04-09
365 RALCAM PLACE, COSTA MESA

DATE: MAY 13, 2004

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

PROJECT DESCRIPTION

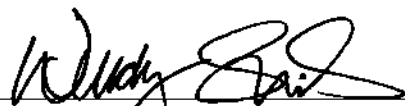
The applicant requests a variance from required driveway landscaping (minimum 10 ft. combined with no less than 3 ft. on one side required; 0 ft. proposed), a minor design review for a 706 sq. ft. second floor/unit addition, and a minor modification from minimum driveway width requirement (16 ft. required; 14 ft. proposed).

APPLICANT

Nicholas Holmes is representing the property owner, Tony J. Guy.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.


WENDY SHIH
Associate Planner


PERRY VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 365 Ralcam Place Application: PA-04-09

Request: Variance from driveway landscaping (minimum 10 ft. combined with no less than 3 ft. on one side; 0 ft. proposed), minor design review for a 706 sq.ft. second floor/unit addition, and a minor modification from minimum driveway width requirement (16 ft. required; 14 ft. proposed).

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R2-MD</u>	North: <u>Surrounding properties</u>
General Plan: <u>Medium Density Residential</u>	South: <u>are all zoned</u>
Lot Dimensions: <u>55 ft. x 131 ft.</u>	East: <u>R2-MD and improved</u>
Lot Area: <u>7,205 s.f.</u>	West: <u>with residential uses.</u>
Existing Development: <u>1-story single-family residence and a detached 2-car garage.</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
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Lot Size:		
Lot Width	100 ft.	55 ft.*
Lot Area	12,000 sq.ft.	7,205 sq.ft.*
Density:		
Zone/General Plan	1 du/3,000 sq.ft. (legal lot as of March 16, 1992, between 6,000 and 7,260 sq.ft.)	1 du/3,602.5 sq.ft.
Building Coverage:		
Buildings	NA	26% (1,865 sq.ft.)
Paving	NA	33% (2,413 sq.ft.)
Open Space	40% (2,882 sq.ft.)	41% (2,927 sq.ft.)
TOTAL	100 %	100%
Building Height:	2-stories/27 ft.	2-stories/23 ft.
2 nd to 1 st floor ratio**:	80%	52% (706 sq.ft./1,348 sq.ft.)
Setbacks (main structure containing ex. res. and new unit above):		
Front	20 ft.	29 ft.
Side (left/right)	5 ft.	5 ft./14 ft.
2 nd floor side setbacks (left/right)**	10 ft. average	5 ft./14 ft.
Rear	20 ft.	59 ft.
Parkway Landscape (left/right)	10 ft. combined (5 ft./5 ft. min.)	0 ft.***
Parking:		
Covered	2	2
Open/Guest	4	4
TOTAL	6	6
Driveway Width:	16 ft.	14 ft.****

NA = Not Applicable or No Requirement

CEQA Status Categorical Exemption: Class 3

Final Action Zoning Administrator

- * Existing, nonconforming.
- ** Residential Design Guidelines
- *** Requested variance.
- **** Minor Modification (MM-04-19) requested.

BACKGROUND

The property is developed with a single-story, single-family residence with a detached 2-car garage at the rear. The applicant proposes to expand the residence and add a 706 sq. ft., 1- bedroom unit above. The structure will consist of 2 bedrooms, 2 bathrooms, a den, living room, kitchen, and utility room on the first floor and 1 bedroom, 1 bathroom, living/dining area and a kitchen above.

The notices and publication for this application included a variance from parking requirements (6 spaces required; 5 proposed). However, the applicant has revised the plans so that this variance is no longer necessary.

DISCUSSION

DRIVEWAY LANDSCAPING VARIANCE and DRIVEWAY WIDTH MINOR MODIFICATION

The Zoning Code requires landscape parkways with a combined width of 10 ft., but not less than 3 ft. on one side, be provided along the sides of common driveways. The parkway on the house side is required to be a minimum of 5 ft. wide. A variance is required because no landscape parkways are proposed. A minor modification is also required for the driveway serving parking for more than one dwelling unit (16ft. wide required; 14 ft. proposed).

The existing house is situated on a property with nonconforming lot width (100 ft. required; 55 ft. existing), leaving a 5 ft. setback on the left (east) and 14 ft. on the right (west) side of the property. Since only 14 ft. right (west) side setback is provided, the applicant is requesting a minor modification to allow a 14 ft. wide driveway (16 ft. required) to serve both units. A minor modification allows a decrease in driveway width from 16 ft. to a minimum of 10 ft. for two or more dwelling units. If the reduced driveway width is approved, staff is recommending a condition to require a 4 ft. landscape strip along the left (east) side of the driveway, adjacent to the house, to provide visual relief.

Since the right (west) side setback is only 14 ft., and a minimum of 10 ft. wide driveway may be approved through the minor modification process, the driveway cannot accommodate the code-compliant (10 ft. combined width) landscape parkway. As mentioned above, staff is recommending that a 4 ft. wide landscape strip be installed along the right (west) side of the house to provide visual relief as viewed from the street.

Since the driveway will serve only two dwelling units and the 10 ft. width still provides adequate ingress/egress for vehicles to the site, staff does not anticipate any negative impacts from the reduced width. Although the property cannot accommodate a combined 10 ft. wide parkway landscaping, visual impacts are reduced since an approximately 29 ft. front landscape area is provided and a 4 ft. landscape strip will be installed if the recommended condition is approved.

MINOR DESIGN REVIEW

A minor design review is required because the proposed addition does not meet all Residential Design Guidelines and it exceeds 50% of the second to first floor ratio. The design guidelines recommend an average 10 ft. setback on both sides for 2nd floor additions. Proposed is a 5 ft. left (east) side setback for the 2nd floor/unit addition.

It is staff's opinion that the proposal meets the intent of the design guidelines. The proposed addition would not appear obtrusive from on- or off-site. It is 52% of the first floor area (706 sq. ft. second floor/1,348 sq. ft. first floor) and set back approximately 20 ft. further from the street than the first floor. All elevations (including the right (east) side incorporate multiple building planes and breaks in the roof to create visual interest and smooth transition from the first to second floor. Due to the size, design, and location of the addition, staff believes that it will have minimal visual impact on the adjacent property to the left (east). The second floor 5 ft. left (east) side setback is only 23 ft. in length. The left (east) elevation also provides visual relief through horizontal breaks, variable rooflines and sidings. Staff has conducted a field inspection and found several other two-story structures within the same tract with 5 ft. second floor setbacks. If the project is approved, staff is recommending a condition to require clerestory windows on the left (east) elevation to minimize privacy impacts on the adjacent property.

ALTERNATIVES

If the parkway landscaping variance and/or minor design review are denied, the second floor unit would not be allowed to be constructed. The applicant can expand the existing single-story, single-family residence through the plan check process only.

CONCLUSION

It is staff's opinion that the proposed construction meets the intent of the Residential Design Guidelines, and that special circumstances do exist to justify the variance from parkway landscaping. Approval of the project would not constitute a grant of special privileges and would not negatively impact surrounding properties.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Conditions of Approval
 Applicant's Project Description and Justification
 Plans

cc: Deputy City Manager - Dev. Svcs.
Sr. Deputy City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Tony J. Guy
365 Ralcam Place
Costa Mesa, CA 92627

Nicholas Holmes
P.O. Box 10483
Costa Mesa, CA 92627

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING APPLICATION
PA-04-09**

WHEREAS, an application was filed by Nicholas Holmes, representing Tony J. Guy, property owner of real property located at 365 Ralcam Place, requesting approval of a variance from required driveway landscaping (minimum 10 ft. combined with no less than 3 ft. on one side; 0 ft. proposed), a minor design review for a 706 sq.ft. second floor/unit addition, and a minor modification from minimum driveway width requirement (16 ft. required; 14 ft. proposed), within the R2-MD (Multiple-Family Residential – Medium Density) zoning district; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 24, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in exhibit "A", and subject to the conditions contained in exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-04-09 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-04-09 and upon applicant's compliance with each and all of the conditions contained in exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 24th day of May, 2004.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Perry Valantine, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 24, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The proposed project, subject to conditions, complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The development is compatible and harmonious with uses on surrounding properties.
 - Safety and compatibility of the design of the buildings, landscaping, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - The project is consistent with the General Plan.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
 - The cumulative effects of all planning applications have been considered.
- B. The information presented, subject to conditions, complies with Costa Mesa Municipal Code Section 13-29(g)(6) in that the minor modification to allow a 10 ft. wide driveway will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood. The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development. The driveway will serve only 2 residential units and will provide adequate ingress and egress for all vehicles.
- C. The information presented, subject to conditions, complies with Costa Mesa Municipal Code Section 13-29(g)(1) in that special circumstances applicable to the property do exist to justify granting of the parkway landscaping variance. Specifically, the existing house is situated on a lot with nonconforming lot width (100 ft. required; 55 ft. existing), leaving only a 10 ft. wide driveway on the right (west) side of the property. Approval of the variance would not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.
- D. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that the project meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This minor design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof

forms and roof plane breaks, and any other applicable design features. The proposed addition incorporates plane breaks and other design features to break up the elevations and to provide visual relief. Consideration has also been given to the size, design, and location of the second floor areas to minimize visual impacts on adjoining properties. The visual prominence associated with the construction of a two-story addition in a predominately single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls.

- E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- F. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. A 4 ft. landscape strip shall be installed along the right (west) side of the house. This condition shall be completed under the direction of the Planning staff.
2. The two second-floor bedroom windows on the left (east) elevation shall be raised, non-viewing windows, and revisions shall be subject to approval by the Planning Division.
3. The canvas-covered vehicle shelter at the rear of the property shall be removed.
4. Grading, materials delivery, equipment operation, and other construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
5. Street address shall be displayed on the fascia adjacent to the main entrance or front door in a manner visible from the public street. Numerals shall be a minimum 6" in height with not less than ½" stroke and shall contrast sharply with the background.
6. To avoid an alley-like appearance, if the driveway is paved with asphalt, it shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
7. The conditions of approval and ordinance or code provisions of Planning Application PA-04-09 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
8. The applicant shall contact the Planning Division to arrange for a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
9. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed and may be required on a 1 to 1 basis. This condition shall be completed under the direction of the Planning Division.
10. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building

Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.

- Eng. 11. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

DESCRIPTION/JUSTIFICATION

Application #: PA-04-09

Environmental Determination:

Address: 365 RALCAM PL

1. Fully describe your request:

REMODEL EXISTING 1 STORY, 2 BEDROOM HOUSE
AND ADD NEW 2ND STORY 1 BEDROOM UNIT.

2. Justification

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

REQUIRED DRIVEWAY WIDTH FOR 2 UNITS IS
16', THIS SITE WILL ALLOW ONLY A 14' WIDE DRIVE.
WE ARE ASKING FOR PERMISSION TO USE 14' WIDTH.

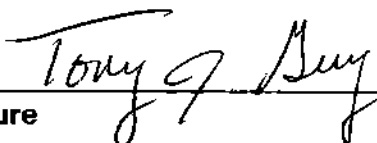
3. This project is: (check where appropriate)

☐ In a flood zone.☐ Subject to future street widening.☐ In the Redevelopment Area.☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☒ Is not included in the publication indicated above.☐ Is included in the publication indicated above.

Signature



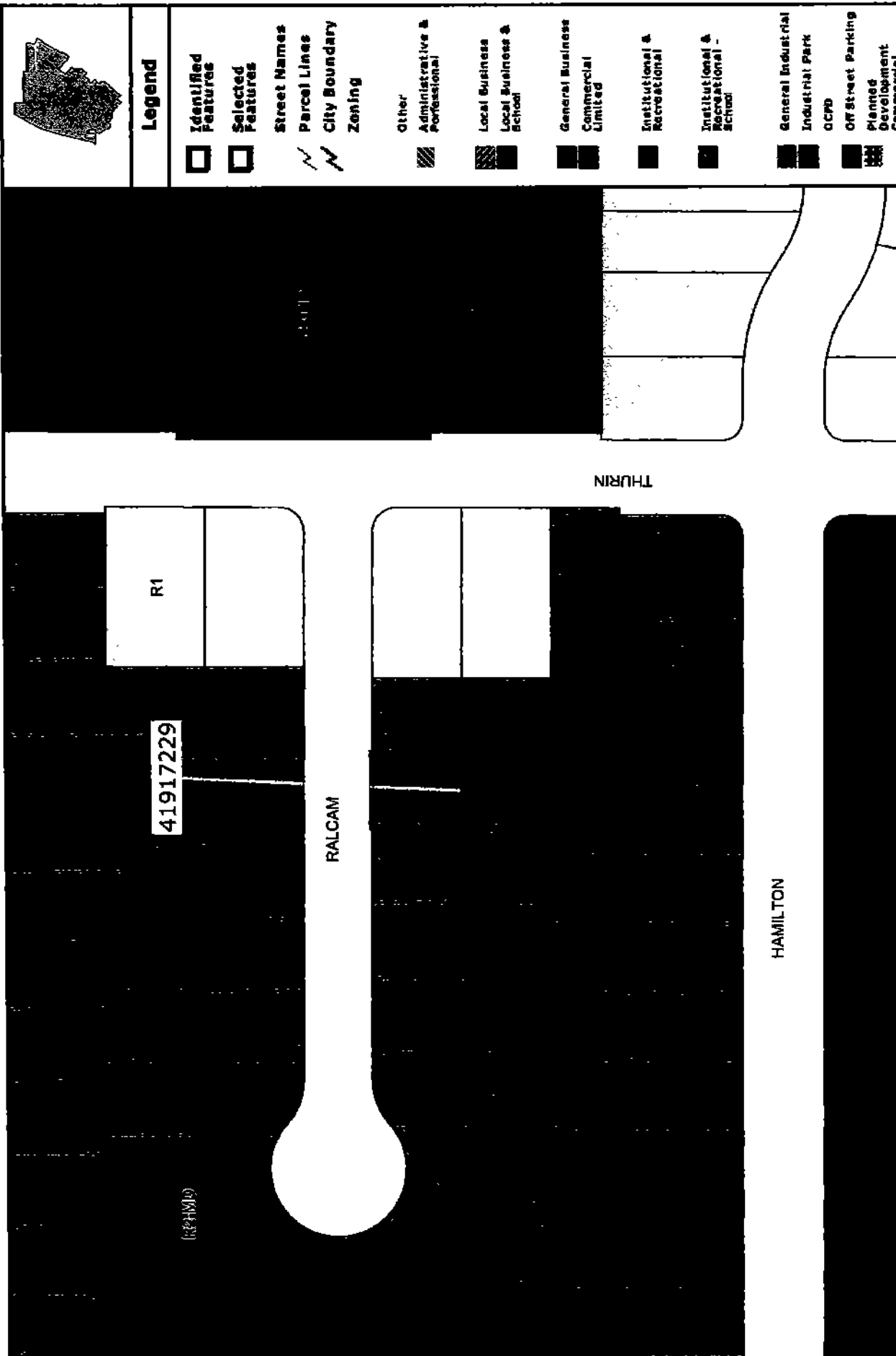
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Date

3-5-04

ZONING/LOCATION MAP

PA-04-09



AERIAL PHOTO

365 RALCAM PLACE



Legend

☐ Identified Features

☐ Selected Features

Street Names

City Boundary

Ortho Photography

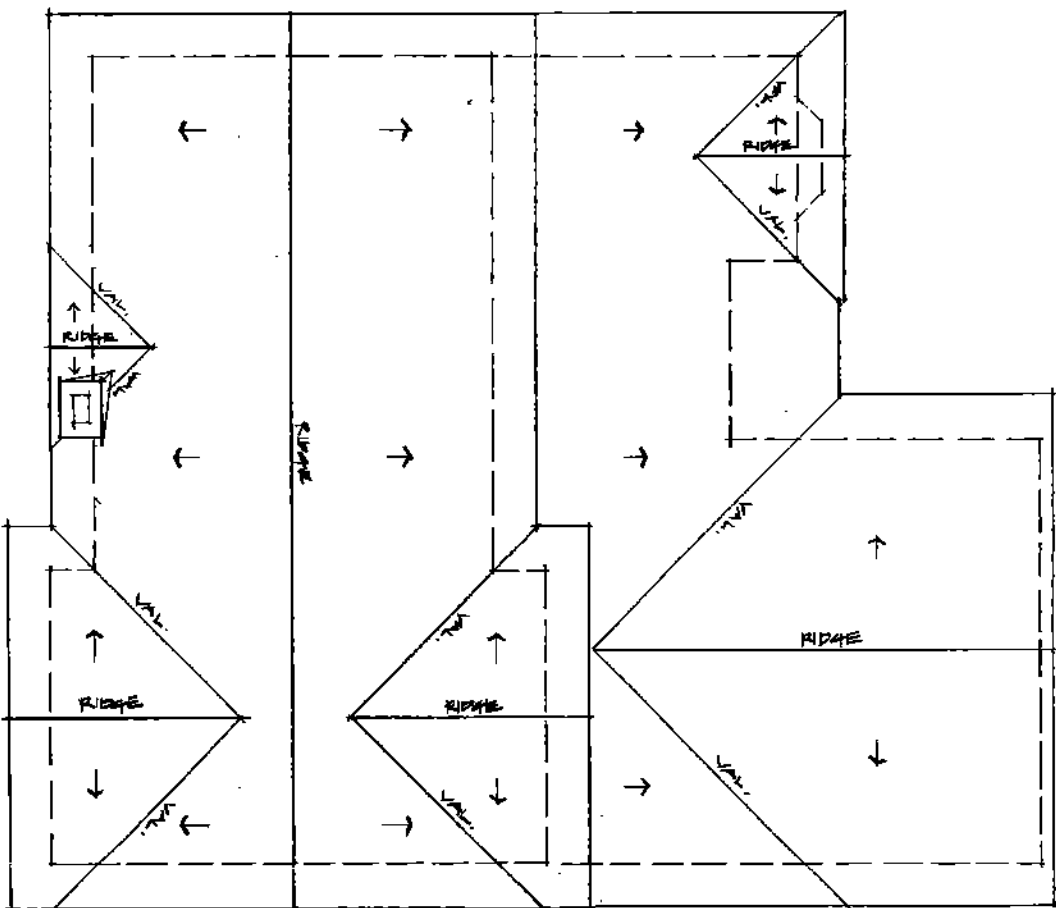
Parcels

Project Address
365 Ralcam Place
Costa Mesa, CA 92627

Legal Owners
Dr. Tony Guy
305 Ralcam Place
Costa Mesa, CA 92627
(949) 515-7700

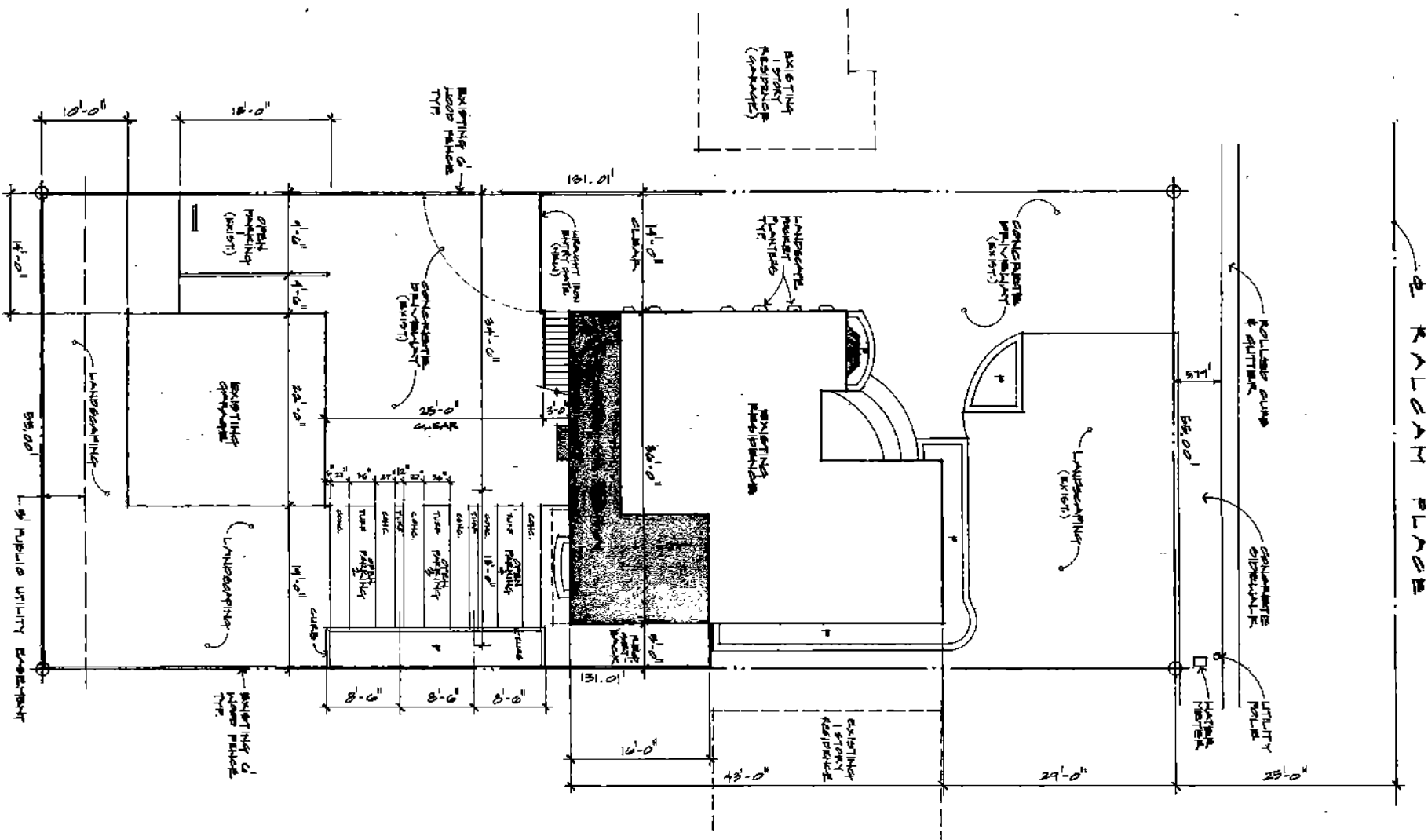
Legal Description
Lot 4 of Tract No. 1386

Area Tabulations
Existing 2 Bedroom Single Story Residence..... 1000 Sq. Ft.
Existing Detached Garage (No Change)..... 517 Sq. Ft.
Revised 1st Floor..... 1348 Sq. Ft.
New 1 Bedroom 2nd Floor Unit..... 708 Sq. Ft.
Total Building..... 2064 Sq. Ft.
Lot Area..... 7205 Sq. Ft.
Building Coverage..... 1885 Sq. Ft. = 25.89%
Driveways & Open Parking..... 2413 - 2660 Sq. Ft. = 33.25%
Open Space..... 2927 - 3660 Sq. Ft. = 40.66%



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ROOF PLAN
1/4" = 1'-0"



SITE PLAN
1/8" = 1'-0"



SITE PLAN
ROOF PLAN

SCALE AS NOTED

THE GUY REMODEL

365 RALCAM PLACE
COSTA MESA, CA



NICHOLAS HOLMES
DESIGN

Custom Residential Design & Planning

P.O. Box 10483 - Costa Mesa, CA 92627 - (949) 531-0054

REVISIONS

BY

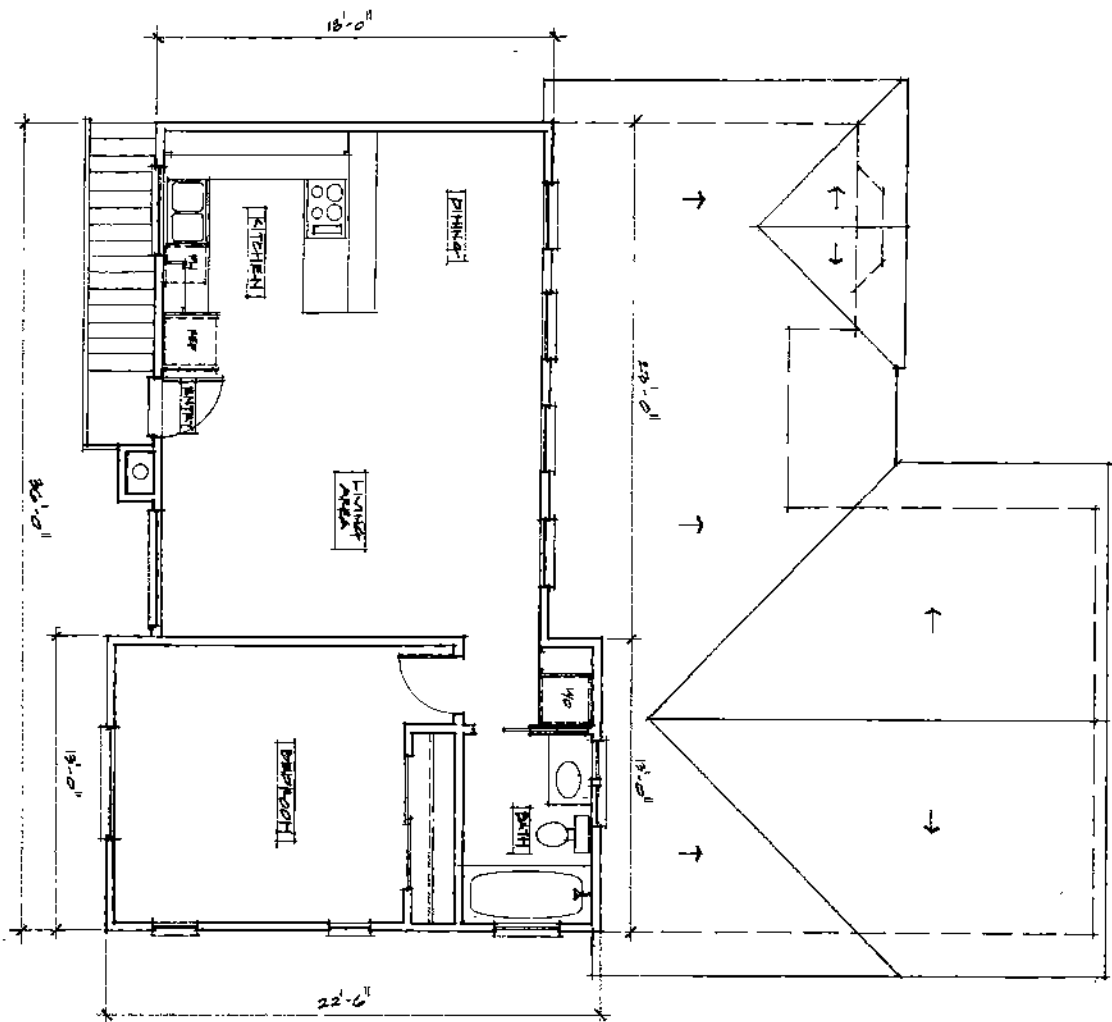
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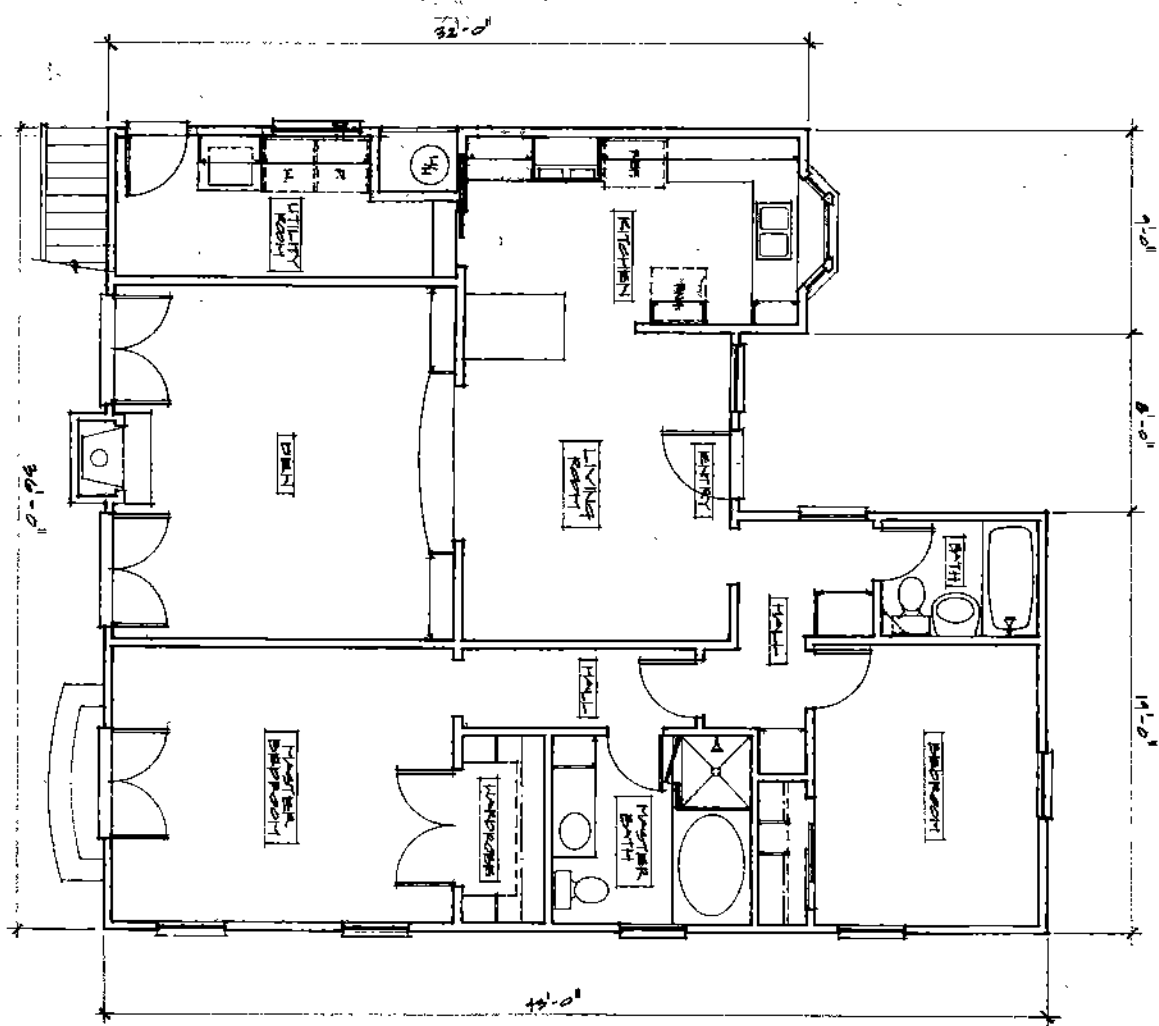
OF

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NEW 2ND FLOOR PLAN

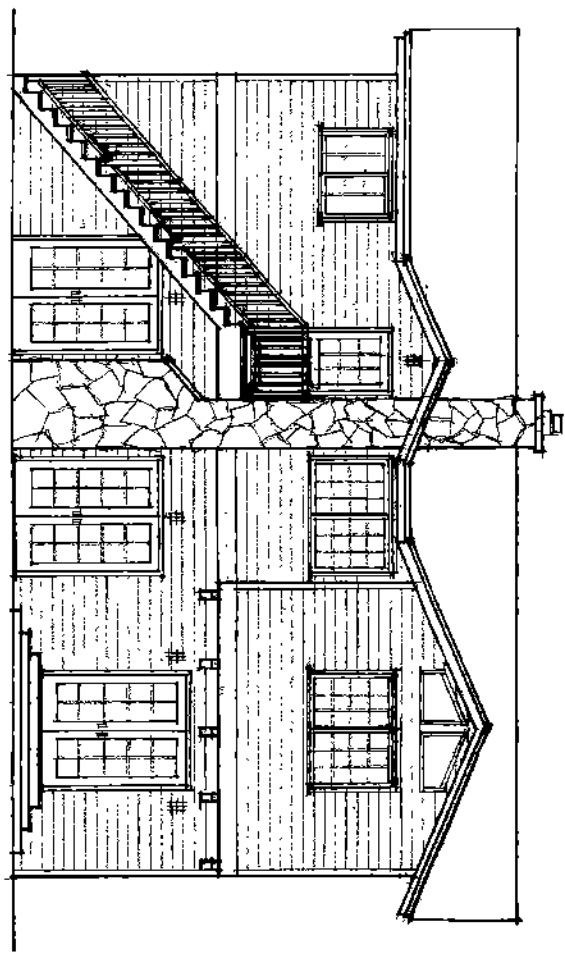


NEW 1ST FLOOR PLAN

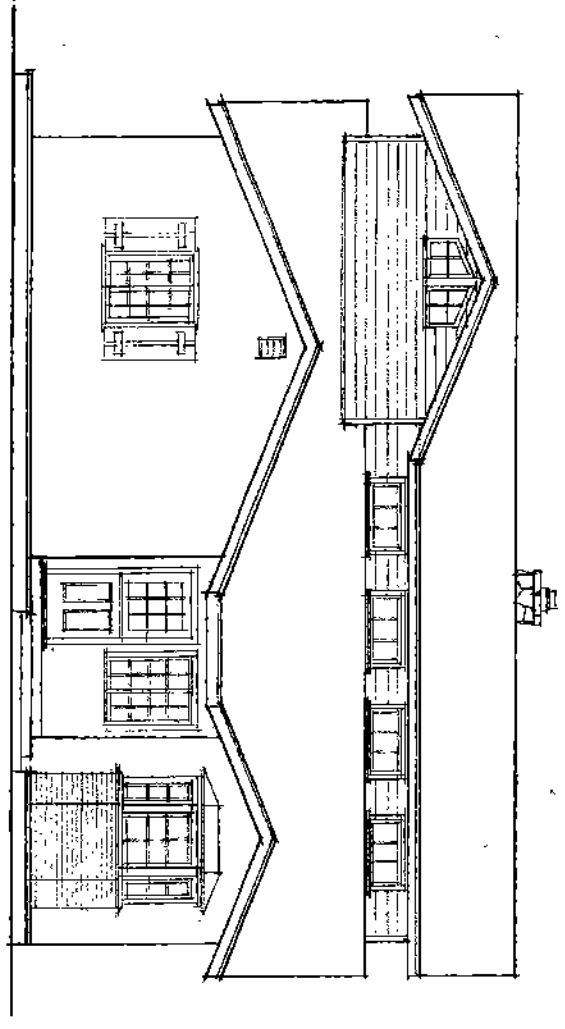


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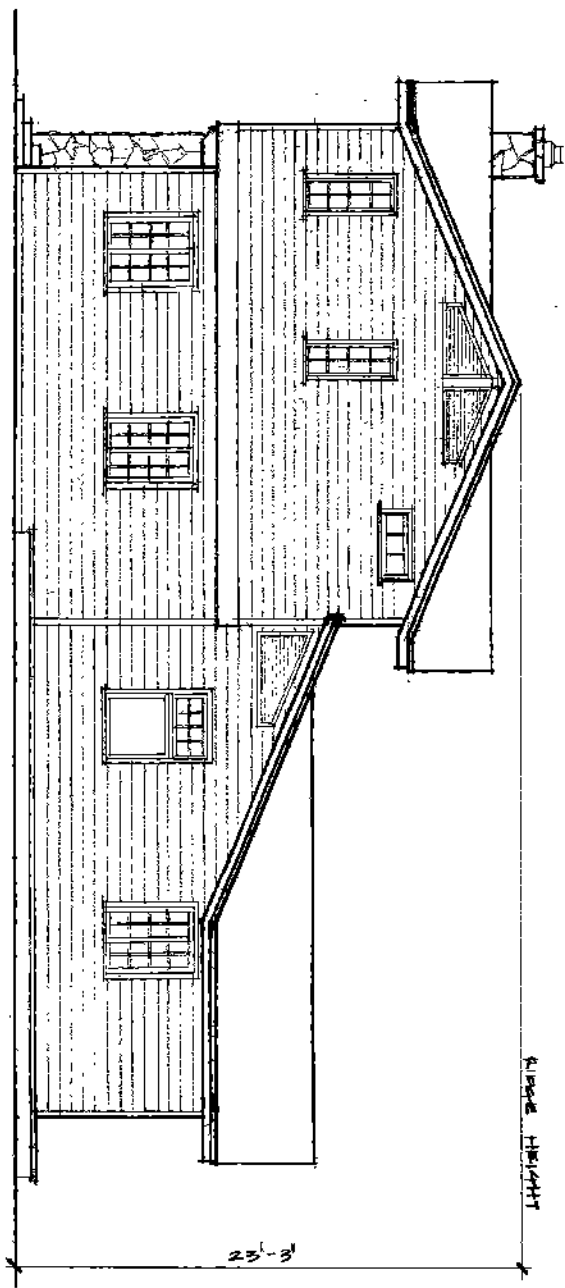
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

